

RESOURCE MANAGEMENT ACT 1991  
FORM 5  
SUBMISSION ON NOTIFIED PROPOSED PLAN CHANGE  
TO CENTRAL OTAGO DISTRICT PLAN

Clause 6 of Schedule 1, Resource Management Act 1991



To: Central Otago District Council  
PO Box 122  
ALEXANDRA 9340

Name of Submitter: GORDON McALPINE STEWART  
(Full name)

This is a submission on proposed Plan Change 14 to the Central Otago District Plan (the proposal).

I could/could not\* gain an advantage in trade competition through this submission.  
(\* Select one)

I ~~am~~/am not\* directly affected by an effect of the subject matter of the submission that-  
(a) ~~adversely affects the environment;~~ and  
(b) ~~does not relate to trade competition or the effects of trade competition.~~  
(Delete entire paragraph if you could not gain an advantage in trade competition through this submission)  
(\* Select One)

The specific provisions of the proposal that my submission relates to are:

(1) Public access to the paper road extension of McFelin Road

(Please give details and continue on additional page if necessary)

My submission is:

As attached

(Please include:

- whether you support or oppose the specific provisions or wish to have them amended; and
    - reasons for your views;
- and continue on additional page if necessary)

I seek the following decision from the local authority:

As attached

(Please give precise details)

I wish/~~do not~~ wish to be heard in support of my submission.  
(Please strike out as applicable)



If others make a similar submission, I will consider presenting a joint case with them at a hearing.  
(Please delete if you would not consider presenting a joint case)

.....  
**Signature of Submitter**

(or person authorised to sign on behalf of submitter)  
(A signature is not required if you make a submission by electronic means)

.....  
**Date**

**Electronic address for service of submitter:**

..... bannockburn 452@gmail.com

**Telephone No:**

..... 021 212 9697

**Postal Address:**

..... 452 Bannockburn Road  
..... RD2  
..... CROMWELL 9384

**Contact Person:**

..... Gordon Stewart  
(name & designation, if applicable)

**SUBMISSIONS CLOSE IN RESPONSE TO PROPOSED PLAN CHANGE 14 ON**  
**WEDNESDAY 18 DECEMBER 2019**

**Note to person making submission**

If you are a person who could gain an advantage in trade competition through the submission, your right to make a submission may be limited by clause 6(4) of Part 1 of Schedule 1 of the Resource Management Act 1991.

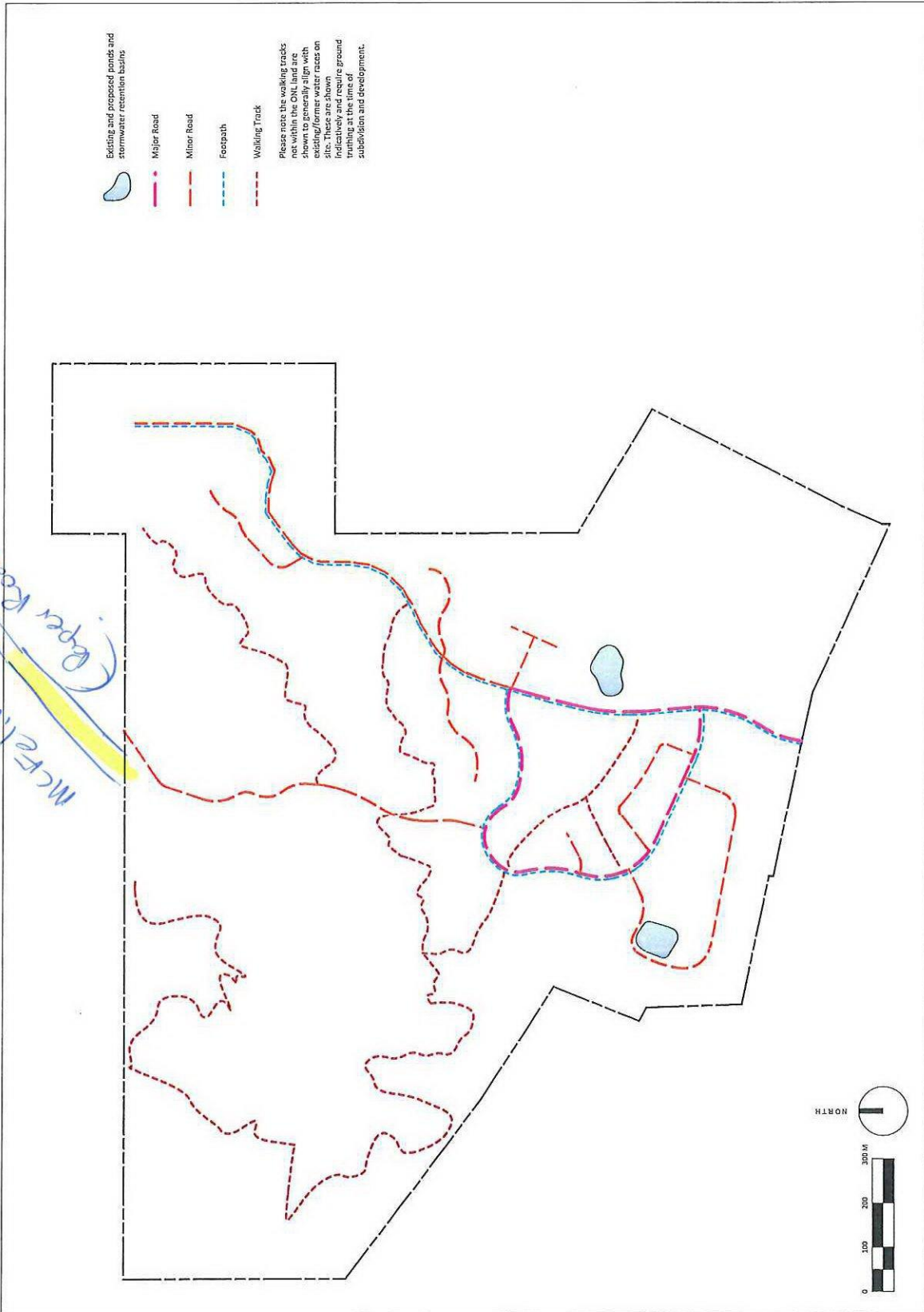
Please note that your submission (or part of your submission) may be struck out if the authority is satisfied that a least 1 of the following applies to the submission (or part of the submission):

- it is frivolous or vexatious;
- it discloses no reasonable or relevant case;
- it would be an abuse of the hearing process to allow the submission (or the part) to be taken further;
- it contains offensive language;
- it is supported only by material that purports to be independent expert evidence, but has been prepared by a person who is not independent or who does not have sufficient specialised knowledge or skill to give expert advice on the matter.

\*This exhibit has been amended for the proposed plan change regarding RuRA5.

# SCHEDULE 19.24: CIRCULATION PLAN – RURAL RESOURCE AREA (5)

See Rules 4.7.2(ii)(a)(vi)



## SCHEDULE 19.25 : PLANTING SCHEDULE – RURAL RESOURCE AREA (5)

See Rules 4.7.2(ib)(c), 4.7.2(ib)(d), 4.7.2(vi), 4.7.5(viii), 4.7.6(f)

### Rural Lifestyle Area 1 & 2

#### Large Exotic Trees

Maple	<i>Acer spp.</i>
Alder	<i>Alnus spp.</i>
Himalayan Birch	<i>Betula jacquemontii</i>
Copper Beech	<i>Fagus sylvatica purpurea</i>
Claret Ash	<i>Fraxinus angustifolia 'Raywoodii'</i>
English Ash	<i>Fraxinus spp.</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Pin Oak	<i>Quercus palustris</i>
Scarlet Oak	<i>Quercus coccinea</i>
Small Leaf Lime	<i>Tilia cordata</i>

#### Small Exotic Trees (within curtilage only)

Dogwood	<i>Cornus spp.</i>
Crabapple	<i>Malus spp.</i>
Flowering Cherry	<i>Prunus spp.</i>

#### Native Trees

Cabbage Tree	<i>Cordyline australis</i>
Kanuka	<i>Kunzea ericoides</i>
Manuka	<i>Leptospermum scoparium</i>
Native Beech	<i>Nothofagus spp.</i>
Twiggy Tree Daisy	<i>Olearia lineata 'Dartonii'</i>
Ribbonwood	<i>Plagianthus regius</i>
Hall's Totara	<i>Podocarpus totara 'Hallii'</i>
Lancewood	<i>Pseudopanax crassifolius</i>
Kowhai	<i>Sophora microphylla</i>

#### General Shrub & Groundcover

Astelia	<i>Astelia spp.</i>
Red Tussock	<i>Chionochloa rubra</i>
Dwarf Toe Toe	<i>Chionochloa flavicans</i>
Snow Tussock	<i>Chionochloa rigida</i>
Red Twig Dogwood	<i>Cornus alba 'Sibirica'</i>
Corokia	<i>Corokia buddlejoides</i>
Green Corokia	<i>Corokia 'Geenty's Green'</i>
Bronze Corokia	<i>Corokia 'Bronze King'</i>
Mingimingi	<i>Coprosma propinqua</i>
Broadleaf	<i>Griselinia littoralis</i>
Broadleaf	<i>Griselinia littoralis 'Canterbury'</i>
Hebe	<i>Hebe spp.</i>
Lavender	<i>Lavandula spp.</i>
NZ Iris	<i>Libertia spp.</i>
Shrubby Tororaro	<i>Muehlenbeckia astonii</i>
Creeping Wire Vine	<i>Muehlenbeckia axillaris</i>
Musky Tree Daisy	<i>Olearia moschata</i>
NZ Pittosporum	<i>Pittosporum 'Stephens Island'</i>
Mountain Flax	<i>Phormium cookianum</i>
Portuguese Laurel	<i>Prunus lusitanica</i>
Coneflower	<i>Rudbeckia spp.</i>
Sedum	<i>Sedum spp.</i>
Wild Thyme	<i>Thymus serpyllum</i>
Golden Thyme	<i>Thymus vulgaris aureus</i>
Viburnum	<i>Viburnum spp.</i>

### Rural Lifestyle Area 3 & 4

#### Large Exotic Trees

Alder	<i>Alnus spp.</i>
English Ash	<i>Fraxinus spp.</i>
Tulip Tree	<i>Liriodendron tulipifera</i>
Pin Oak	<i>Quercus palustris</i>
Scarlet Oak	<i>Quercus coccinea</i>
Small Leaf Lime	<i>Tilia cordata</i>

#### Native Trees

Cabbage Tree	<i>Cordyline australis</i>
Kanuka	<i>Kunzea ericoides</i>
Manuka	<i>Leptospermum scoparium</i>
Native Beech	<i>Nothofagus spp.</i>
Twiggy Tree Daisy	<i>Olearia lineata 'Dartonii'</i>
Ribbonwood	<i>Plagianthus regius</i>
Hall's Totara	<i>Podocarpus totara 'Hallii'</i>
Lancewood	<i>Pseudopanax crassifolius</i>
Kowhai	<i>Sophora microphylla</i>

#### General Shrub & Groundcover

Wineberry	<i>Aristotelia serrata</i>
Native Broom	<i>Carmichaella australis</i>
Red Tussock	<i>Chionochloa rubra</i>
Dwarf Toe Toe	<i>Chionochloa flavicans</i>
Snow Tussock	<i>Chionochloa rigida</i>
Red Twig Dogwood	<i>Cornus alba 'Sibirica'</i>
Corokia	<i>Corokia buddlejoides</i>
Green Corokia	<i>Corokia 'Geenty's Green'</i>
Bronze Corokia	<i>Corokia 'Bronze King'</i>
Mingimingi	<i>Coprosma propinqua</i>
Broadleaf	<i>Griselinia littoralis</i>
Hebe	<i>Hebe spp.</i>
Lavender	<i>Lavandula spp.</i>
NZ Iris	<i>Libertia spp.</i>
Shrubby Tororaro	<i>Muehlenbeckia astonii</i>
Creeping Wire Vine	<i>Muehlenbeckia axillaris</i>
Scented Tree Daisy	<i>Olearia odorata</i>
Musky Tree Daisy	<i>Olearia moschata</i>
Marlborough Rock Daisy	<i>Pachystegia spp.</i>
NZ Pittosporum	<i>Pittosporum 'Stephens Island'</i>
Mountain Flax	<i>Phormium cookianum</i>
Wild Thyme	<i>Thymus serpyllum</i>
Golden Thyme	<i>Thymus vulgaris aureus</i>

1. North of Shannon Farm is a paper road extension of McFelin Road which I have highlighted the approximate location of on the attached plan. Public Access, at least for walking, biking or riding should be granted to this, so that in the future a trail may be formed linking with the formed part of McFelin Road. This will offer another option for residents who get out and about.
  
2. As the residential lots being created are on productive land and are of a significant size, as allocation of or access to rural water should be placed. This will give the Owners the opportunity to put the land to good use. The property as a whole, receives a significant quote from the Ripponvale Irrigation Scheme.
  
3. Purchasers of the lots should be made well aware that they are close to a working orchard environment both with NZ Cherry Corp and other Ripponvale Neighbours. Wind machines, helicopters, bird shooting and spraying will occur.
  
4. The proposal to place the hill block into a public reserve is meritorious and will be much appreciated by future generations. I would suggest that some grazing of this be catered for to reduce fire risk. Controlling of rabbits and possums will be required.
  
5. Overall in my opinion the proposed subdivision has significant merit, particularly in its location close to Cromwell. Although Ripponvale is zoned for up to 2ha lots there are already 12 residential lots significantly smaller than this area. Plan change 14 is putting in place what has already occurred.